



**SUNNINGHILL & ASCOT
PARISH COUNCIL**

**The Courtyard (Ascot Racecourse)
High Street, Ascot, Berkshire SL5 7JF**

Tel: 01344 630141

Email: enquiries@s-a-pc.com

Website: www.sunninghillandascotparishcouncil.co.uk

Minutes of a meeting of the Planning Committee held at the Parish Council Office, The Courtyard, High Street, Ascot, SL5 7JF on Tuesday 22 November 2016 commencing at 7.00pm

Members Present: Councillors B Hilton (Chairman), P Deason (Vice-Chairman), D Hilton, C Lester, D McKay, A Sharpe, B Story, R Wood.

In attendance: Elizabeth Yates, Clerk to the Council, Peter Shaw (SPAE) and Peter Standley (SPAE)

6581 TO NOTE APOLOGIES FOR ABSENCE

Councillors Phil Carter and Brian Humphreys.

6582 MINUTES

The minutes of the meeting held on 1 November were approved as a correct record and signed as such.

6583 DECLARATIONS OF INTEREST

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct.

Councillor David Hilton stated that as a substitute on the Windsor Rural Development Control Panel any views given on applications are on the basis of information available to date and he would review the position when all information was available at the meeting when the decision is made.

6584 PLANNING APPLICATIONS

Application No.	Location and Description
16/02941 (Works to Trees Covered by TPO)	87 Sutherland Chase, Ascot, SL5 8TE (T1) Crown lifting by 50% Recommendation: Referred to the Borough's Tree Officer.
16/03168 (Full)	Cherry Trees, Burleigh Road, Ascot, SL5 7LD Single storey side and rear extension, front infill extension to first floor overhang Recommendation: No Objections.
16/03203 (Full)	Four Seasons, Bagshot Road, Ascot, SL5 9JL 5 apartments with a triple garage, pergola and bin stores with associated parking and amenity following demolition of the existing dwelling Recommendation: No Objections. Committee Members asked that in the case of multiple applications over a period of time on applications such as this the changes to the application should be clearly specified in the design brief, to avoid confusion
16/03219 (Full)	17 Llanvair Drive, Ascot, SL5 9HS Erection of dwelling and garage following demolition of existing dwelling and garage (retrospective) Recommendation: Objections. The committee endorsed the position taken by SPAE as set out in Appendix A. The committee requested that the application was called in front of the Windsor Rural Development Control Panel should the Borough be minded to approve it.

16/03238 (Works to Trees Covered by TPO)	Pinewood, Heathfield Avenue, Ascot, SL5 0AL Leylandii Hedge, trim and reduce height to 2-3m Recommendation: Withdrawn
16/03245 (Works to Trees Covered by TPO)	Ascot Trust Ltd, St Georges School, Wells Lane, Ascot, SL5 7DZ (T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14) Oak - attain sufficient clearance of 2-3m between the sports hall and the row of Oak Trees; and, removal of deadwood and lift the canopy over the footpath to attain statutory clearance of 2.5m. (T15, T16) Sweet Chestnut - fell. (T17) Beech - removal of large and lower dead limbs. (T18) Beech - reduce and reshape by 15% Recommendation: Refer to the Borough's Tree Officer. The committee asked that the Tree Officer's attention was drawn in particular to the proposed felling of T15 and T16 and noted that the sports hall had been built recently and therefore they did not expect to see such significant growth as to affect the protection given to the trees within the TPO.
16/03262 (Full)	Berystede Cottage And Berystede Garage And The Paddock, Brockenhurst Road, Ascot Erection of 1x block of retirement accommodation comprising 41x apartments, associated parking and landscaping following demolition of Berystede Garage Recommendation: Objections on the following grounds: <ul style="list-style-type: none"> • No evidence of Community Consultation was submitted with the application, contrary to Neighbourhood Plan Policies NP/H1.1 and NP/H1.2 therefore the application was invalid and should be withdrawn. • The committee questioned the Needs Assessment and whether there was an evidence of local need. The committee did not consider the application supported a balanced community with 2 large care homes in close proximity and Lynwood Village within a few miles. • The application makes no reference to the Townscape Assessment. The application site is in a Villas in a Woodland Setting area and as such the application is contrary to the criteria. • The application was considered to be of too high a density and provided limited amenity space. • The committee did not think the internal design was suitable for an ageing population. • Concerns were raised about the potential loss of trees which would adversely affect the character of the area. • The parking was thought to be inadequate and the Transport Assessment flawed. The committee noted that there was no Hopper bus in the area and at this stage it was an aspiration only. There was no guarantee. • The committee asked if there should be an element of affordable housing within the site. • The application was for Retirement Accommodation and made no mention of C2 status.
16/03284 (Full)	83 Kennel Ride, Ascot, SL5 7NU Two storey side extension, loft conversion into habitable accommodation, alterations and amendments to fenestration Recommendation: Objections as the application did not meet the 1 metre rule and provided inadequate parking, as two spaces rather than one were required.
16/03287 (Full)	32 Murray Court, Ascot, SL5 9BP Rear conservatory following demolition of existing conservatory Recommendation: No Objections.
16/03317 (Full)	11 Lockton Chase, Ascot, SL5 8TP Single storey front porch extension with pitched roof, single story front/side extension, alterations to front elevation, conversion of store to habitable accommodation with pitched roof, raising of roof to ground floor side/rear elevation Recommendation: No Objections.

16/03322 (Full)	13 The Burlings, Ascot, SL5 8BY Single storey rear extension with pitched roof following demolition of existing conservatory Recommendation: No Objections.
16/03333 (Certificate of Lawful Use)	Blacknest House, Titness Park London Road, Sunninghill, Ascot, SL5 0PS Certificate of lawfulness to determine whether existing use of log cabin for ancillary private use is lawful Recommendation: Objections to the Certificate of Lawful Use as the log cabin is large in size and is within the Green Belt.
16/03365 (Full)	Purbeck, Cheapside Road, Ascot, SL5 7DR Raising of roof to accommodate roof space accommodation with 2 x rear dormers, 1x side dormer and 3 roof lights (amendments to planning permission 16/01845/FULL) Recommendation: No Objections provided Green Belt requirements were met. The committee asked that any trees removed were replaced.
16/03367 (Works to Trees Covered by TPO)	Oakwood, Sandringham Drive, Ascot, SL5 7GY (T1) Turkey Oak - reduce and reshape canopy by 2-3m. (T2) English Oak - reduce and reshape by 2-3m and raise the canopy by up to 5-6m. (T3) English Oak - crown raise up to 5-6m Recommendation: Referred to the Borough's Tree Officer with a recommendation that any crown lifting was kept to a minimum.
16/03379 (Full)	The Laurels, 2 Kensal Place, Ascot, SL5 9JJ Part two, part first floor extension to garage, new garage doors and glazed link to main dwelling Recommendation: No Objections.
16/03396 (Full)	14 Llanfair Drive, Ascot, SL5 9HT Double garage and single storey side extension following demolition of existing single garage Recommendation: No Objections.
16/03400 (Full)	Chart wood, 8 Hancock's Mount, Ascot, SL5 9PQ Two storey front/side extension Recommendation: No Objections to the proposed extension but the committee requested that the application was referred to the Borough's Tree Officer due to concerns about the root protection area of the adjacent trees and that any trees removed were replaced.
16/03408 (Full)	Exclusive Hotels, The Royal Berkshire Hotel, London Road, Ascot, SL5 0PP Erection of a wedding pavilion Recommendation: No Objections provided the Green Belt requirements were met.
16/03417 (Full)	76 Kennel Ride, Ascot, SL5 7NW Single storey rear extension and alterations to existing flat roof Recommendation: Objections on the grounds of inadequate parking as three spaces were required and there was only room for 1 car on site, contrary to Neighbourhood Plan Policy NP/T1.2. The committee also considered the application to be unneighbourly and an overdevelopment of the site, leading to a loss of amenity space.
16/03443 (Full)	22 Murray Court, Ascot, SL5 9BP Two storey side extension Recommendation: No Objections.
16/03474 (Works to Trees Covered by TPO)	38 The Burling's, Ascot, SL5 8BY (T1) Oak - reduce overall canopy by 2m reducing spread to 14m, height to 18m and remove deadwood Recommendation: Referred to the Borough's Tree Officer.

16/03476 (Works to Trees Covered by TPO)	Five Trees Cottage, Burleigh Road, Ascot, SL5 7LD (T1) Oak, - fell Recommendation: Objections as no sound arboricultural reasons had been given and no tree report submitted with the application.

6585 PLANNING APPEALS

No matters were received by the time of sending out the agenda.

6586 TREE PRESERVATION ORDERS

No matters were received by the time of sending out the agenda.

6587 APPROVALS AND REFUSALS

Approvals and refusals were considered for the weeks ending 28 October to 11 November. The committee asked for a copy of the Borough’s Tree Officer’s report regarding application 16/03029 - 2 Armitage Court Cottages, St Marys Hill, Ascot.

6588 OTHER BUSINESS

Councillor David Hilton informed Members of the forthcoming Ascot Centre Development Brief Open Day, to be held on 1 December, from 3.00pm to 8.00pm, at Ascot Racecourse.

Councillor Peter Deason noted that Consultation on the Borough’s Emerging Local Plan was due to begin on 2 December. After discussion it was agreed that the Parish Council would submit a response.

There being no further business the Chairman closed the meeting at 8.00pm.

Councillor Barbara Hilton, Chairman

Appendix A

16/03219 17 Llanvair Drive, Ascot, SL5 9HS

SOCIETY FOR THE PROTECTION OF ASCOT AND ENVIRONS (SPAЕ)

7 Llanvair Drive
South Ascot
Berkshire SL5 9HS
E-mail to planning.maidenhead@rbwm.gov.uk

Development Control Manager
Royal Borough of Windsor & Maidenhead
21 November 2016

Planning Application No. 16/03219 : 17 Llanvair Drive, Ascot - Erection of dwelling and garage following demolition of existing dwelling and garage (retrospective)

Recommendation : Refuse on grounds of conflict with LP Policies H11 and DG1 and NP Policies DG1 and DG2 and earlier dismissal at appeal of a similar development.

Reason for recommendation

The Society considers that the previous planning history of this development is a material consideration in the determination of this application, in particular 09/00433 for a replacement house which was refused and dismissed on appeal and 12/02060 for a reduced scale replacement house which was approved and for which conditions 2 and 5 were subsequently discharged under application 15/01374.

The 09/00433 proposed development was dismissed at appeal on grounds of its bulk and scale which the Inspector considered incompatible with, and harmful to, the character of the area and the street scene. The addition now proposed of a utility room, on top of the previous extension permitted in application 16/01438, would result, in the opinion of the Society, in a dwelling similar in bulk and scale to that dismissed at the appeal of application 09/00433. In his decision letter of 9 September 2011 the Inspector commented on application 09/00433 as follows:

"10. At closer range, however, the width and depth of the proposed house would become evident from Llanvair Drive. Notwithstanding the appropriateness of its hipped roof form, the building would extend at 2 storeys in height across a substantial width of the site. There would be an evident reduction of the existing gap between Nos 17 and 15 and a greater reduction of the gap between Nos 17 and 19, reducing the views from the street of trees and vegetation behind the houses. The siting and width of the house would appear cramped in relation to the boundaries of the plot and the adjoining properties and would create the impression of a substantially increased built frontage in this short stretch of Llanvair Drive.

11. The existing tall hedge on the front boundary would assist in reducing the visual impact of the proposed building from the road and would be likely to conceal most of the garage from view, as illustrated on the submitted plan. There is, however, no practical mechanism by which it can be ensured that the hedge is retained or maintained at its existing height. A future occupier would be free to remove the hedge and may have an incentive to do so in order to open up views from the front ground floor windows of the house.

15. The appeal site is not in a conservation area, nor does it have any special protection in terms of its character and appearance. Nevertheless, national advice in Planning Policy Statement 1 Delivering Sustainable Development is that design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Notwithstanding the general suitability of the proposal in terms of its overall height, roof form and design details, the combination of the width and depth of the proposed house in relation to the width of the plot and the siting of the adjoining dwellings would, on balance, conflict with Local Plan Policies DG1 and H11.

The scale of the proposed development would be incompatible with the established character and amenity of the surrounding area. It would lead to a cramped and uncharacteristically built-up appearance in this part of Llanvair Drive, resulting in harm to the street scene and to the spacious and leafy character and appearance of the estate."

The Society considers those reasons for dismissing the 09/00433 now apply equally to the present application for an enlarged replacement dwelling. In particular in para 10 of his decision letter the Inspector expresses concern at the narrowing of the gap between nos. 17 and 19 Llanvair Drive. In order to overcome this objection, in application 12/02060 this gap was widened. The utility room for which permission is now sought would be located in that gap and would narrow it, losing the leafy residential spaciousness created by application 12/02060.

In the Society's opinion this further extension would result in a dwelling of similar bulk and scale to that already dismissed at appeal and would have a cramped and uncharacteristically built-up appearance in this part of Llanvair Drive which would fail to respect NP policies DG1 and DG2. If the LPA is however minded to permit 16/03219 we consider in view of the scale of the replacement that approval should be subject to the removal of permitted development rights.

[The Society notes that this application claims to be "retrospective" but we are unclear as to what this retrospection refers. There is frequent reference in the planning statement to the addition of a utility room but as this has apparently yet to be built it is presumably not "retrospective". As both dwelling and garage appear to have been demolished and new footings put in this is presumably the retrospection but we are unclear if this is in fact a new development with replacement plans which will be subject to new and/or carried forward conditions and to the neighbourhood plan policies adopted in 2014. We are also now unsure if the replacement is being built under this application, under 12/02060 or under 16/00450.]

Peter Standley
for SPAE